1	BY AUTHORITY
2	ORDINANCE NO. COUNCIL BILL NO. 20-0665
3	SERIES OF 2020 COMMITTEE OF REFERENCE:
4	Finance & Governance
5	<u>A BILL</u>
6	Approving proposed Amendments to approximately ten Leases, Licenses and
7	Concession Agreements in response to the COVID-19 health crisis, to be
8	negotiated by the Director of Real Estate to provide relief for the tenants.

WHEREAS, the Mayor declared a state of local disaster emergency on March 12, 2020, pursuant to C.R.S. 24-33.5-701, et seq. ("City Emergency Declaration"), due to the spread of COVID-19, as may be amended, the Governor of the State of Colorado declared a Disaster Emergency (D 2020 003) dated March 11, 2020, as may be amended, on the same basis, and the President of the United States issued a Declaration of Emergency on March 13, 2020, due to the COVID-19 crisis ("Nationwide Emergency Declaration"); and

WHEREAS, the City Council, pursuant to Proclamation No. 20-0350 passed on April 13, 2020, urged and supported a moratorium on rent because many people are unable to pay as a result of repercussions from the COVID-19 crisis ("Proclamation");

WHEREAS, the City has entered into approximately ten (10) commercial leases, licenses and concession agreements ("Leases") in which the City is the owner of the premises to lessees, licensees and concessionaires ("Tenants");

WHEREAS, the City desires to give the Director of Real Estate ("Director") the authority to negotiate amended Leases with the City's Tenants; and

WHEREAS, in accordance with the Proclamation, City Council desires to give the City's Tenants relief from rent payments due to the City.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. The Director is hereby authorized to negotiate and enter into amendments to Leases with all City Tenants, including those listed on Exhibit A attached hereto.

Section 2. The Lease amendments may modify payment of rent for a period of up to three months, in addition to the three months previously allowed in Ordinance No. 20-0388, Series of 2020, for a total of six months, to allow Tenants relief from the COVID-19 crisis, as long as such Tenants are and remain current on all other terms of the Lease, agree to extend the Lease for the number of months for which rent is delayed, rescheduled, modified or deferred.

1	Section 3. The Lease Amendments shall incorporate terms related to the re-hire of past					
2	employees and a credit to the employer for certain employee health insurance payments made, as					
3	more fully set out in the Lease amendments.					
4	COMMITTEE APPROVAL DATE: July 14, 2020 by Consent					
5	MAYOR-COUNCIL DATE: July 21, 2020					
6	PASSED BY THE COUNCIL: August 3, 2020					
7	Saugilmone	············	- PRESIDENT			
8	APPROVED:	July	MAYOR	Aug 5, 2020		
9 10 11	ATTEST: CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER					
12	NOTICE PUBLISHED IN THE DAILY JOURNAL:;;					
13	PREPARED BY: Jo Ann	Weinstein, Assistant City A	ttorney	DATE: July 23, 2020		
14 15 16 17	Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.					
19 20	Kristin M. Bronson, Denver City Attorney					
21	BY: Kunton J. Augod	, Assistant City Attorr	ney	DATE: Jul 22, 2020		